

072.0

0005

0003.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
667,000 / 667,000
667,000 / 667,000
667,000 / 667,000
Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
246		MYSTIC ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	SCHOPPER JASON J &	
Owner 2:	RODRIGUES LUCIANA A	
Owner 3:		

Street 1: 246 MYSTIC ST
Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER		
Owner 1: JOHNSTON LEROY & LEROY N JR & -		
Owner 2: JOHNSTON HELEN G/TRS -		
Street 1: 58 RICHFIELD RD		
Twn/City: ARLINGTON		
St/Prov: MA Cntry: Own Occ: Y Postal: 02474		

NARRATIVE DESCRIPTION
This parcel contains .178 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 1785 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)						
Use Code	Description	LUC Fact	No of Units	Depth / Price Units	Unit Type	Land Type
101	One Family		7744	Sq. Ft.	Site	
					0	70.
					0.76	12
						Med. Tr
						-10

IN PROCESS APPRAISAL SUMMARY									
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description			
101	7744.000	256,000		411,000	667,000				
Total Card	0.178	256,000		411,000	667,000	Entered Lot Size			
Total Parcel	0.178	256,000		411,000	667,000				
Source:	Market Adj Cost		Total Value per SQ unit /Card:	373.67	/Parcel: 373.67	Total Land:			
						Land Unit Type:			

User Acct	45720
GIS Ref	
GIS Ref	
Insp Date	
06/11/09	

USER DEFINED	
Prior Id # 1:	45720
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	03:18:02
LAST REV	
Date	Time
01/28/21	09:50:54
danam	
6090	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSTON LEROY	63187-472		1/17/2014	Family	329,000	No	No		
CROSBY PAULINE	10368-76		9/27/1963		14,000	No	No	N	

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
11/3/2020	1381	Siding	7,000	C					6/11/2009	Measured	189	PATRIOT		
1/3/1997	2	Manual	2,500					REROOF	12/8/1999	Inspected	264	PATRIOT		
									11/3/1999	Mailer Sent				
									10/18/1999	Measured	256	PATRIOT		
									12/1/1981		CS			

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 5	- Cape			Full Bath: 1	Rating: Average														
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2	- Conc. Block			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average														
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct: 1	- Gable			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average														
Color: WHITE				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Average														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1940	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct:	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD	AV - Average			Phys Cond: 31	%	Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal: 2	- Plaster			Functional:	%	Interior:	1	6	3										
Sec Int Wall:				Economic:	%	Additions:													
Partition: T	- Typical			Special:	%	Kitchen:													
Prim Floors: 3	- Hardwood			Override:	%	Baths:													
Sec Floors:				Total: 31	%	Plumbing:													
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ: 110.00		General:													
Bsmnt Gar:				Size Adj.: 1.23823524															
Electric: 3	- Typical			Const Adj.: 0.98990101															
Insulation: 2	- Typical			Adj \$ / SQ: 134.830															
Int vs Ext: S				Other Features: 75000															
Heat Fuel: 1	- Oil			Grade Factor: 1.00															
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 371042															
% Com Wal	% Sprinkled			Depreciation: 115023		Juris. Factor:		Before Depr:	134.83										
				Depreciated Total: 256019		Special Features: 0		Val/Su Net:	78.55										
						Final Total: 256000		Val/Su SzAd:	143.42										
MOBILE HOME				Make:	Model:	Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 072-0-0005-0003.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:							Total Special Features:						Total:					